

TOWN OF UNION BOARD MEETING

Minutes for February 1, 2007

The Town of Union Board regular monthly board meeting was called to order on February 1, 2007 at the Eager Free Public Library, 39 W. Main Street, Evansville, WI at 7:00 p.m. by Chairman Kendall Schneider. Supervisors George Franklin and Don Krajeck were also present. The Pledge of Allegiance was recited.

Having read the minutes, Supervisor Franklin moved to waive the public reading of the minutes. Second by Supervisor Krajeck. The minutes of the January 4, 2007 meeting were approved as written.

Sharon Franklin, Treasurer, distributed a revised December 2006 report and fund balances as of January 31, 2007 as follows:

Local Government Investment Pool General Fund	\$1,018.40
Park and Recreation Fund	\$11,451.61
UB&T Money Market Sweep Account	\$1,106,065.71
Of which \$50,000 is Contingency Fund	
UB&T Checking Account	\$21,000
Leedlemill Bridge Certificate of Deposit	\$16,607.20
Wayne Disch Memorial Park Fund	\$1,496.53
Morning Ridge Stub Road Certificate of Deposit	\$17,455.84

Treasurer's report approved as read.

Constable's Report & Dog Retainment Issues

Constable Kim Gruebling reported Tom Sawyer requested Kim to serve a Notice to Vacate at 16326 Cty C, Evansville, WI 53536.

Building Inspector's Report

Town of Union Building Inspector, Bob Fahey, reported issuing two (2) building permits and one (1) driveway permit last month:

Date	Permit #	Parcel #	Name	Address	Description	Construction Cost	Permit Fee \$	Inspector's Fee Due
2-Jan-2007	07-1-B	6-20-86.4	Elaine Olson Estate	0422 N Hwy 14	Electrical Service		\$110.00	\$100.00
20-Jan-2007	07-2-B	6-20-284	O2 Investments / Jason Olson	945 Walker St/ 39 Walker St	Remodel home	\$10,000.00	\$230.00	\$220.00
7-Jan-2007	07-1-D	6-20-244.6A	John Morning	902 N Hwy M	Driveway		\$400.00	\$110.00

Public Comment: 5 minutes max/issue.

Street sign names: Northfield and North-Field, Forest Hollow and Forrest Hollow, Brooklyn- Evansville and Dumphy vs. Dunphy street signs missing or misspelled.

Final CSM Approval of Park Land

Ron Combs surveyor for R-Four, Inc. presented a Plat of Survey Map for approval regarding the parkland contribution for the Conifer Hills Subdivision. He state that a Warranty deed would be used for the saof of adjoining properties since the townships owns the parkland (Wayne Disch Memorial Park) next to the area in question and because there is no road access to the parkland.

Motion by Chairman Schneider to accept the warranty deed instead of the Certified Survey Map which would satisfy the parkland dedication requirement of 2.65 acres for the entire Conifer Hills Subdivision. Rohloffs will place a fence in the northwest corner once the township takes control over the land. Chuck is currently using it as a hayfield. Second by Supervisor Franklin. Motion passed by unanimous rollcall vote.

Board Action: Teresa Shea and Allen Booth, 10244 N. Harold Dr., Brooklyn, WI 53521 request a land division and zoning change for Parcel 6-20-67 located in the NE 1/4, SW 1/4 of Section 9. The current parcel is 19.4 acres and zoned A1. The owners request to split off an 1.88 acre RR parcel for the purpose of a relative building a home on the lot. This parcel is located at the south end of Harold Drive. Plan Commission recommended denial on January 25, 2007.

Motion by Chairman Schneider second by Supervisor Franklin to deny the application request because the request was not consistent with the Comprehensive Plan. Motion approved by unanimous roll call vote.

Board Action: Stella Krumwiede, 6516 N. Weary Road, Evansville, WI 53536 requests a land division, conditional use permit and zoning change to create a new 3.1± acre parcel zoned B1 from a 35.24 acre A1 parcel (6-20-311) for the purposes of constructing an electric sub-station. The remaining 31.5± acre parcel would be rezoned A2. Plan Commission recommended approval of conditional use permit only, no land division or zoning change on January 25, 2007 .

Ron Combs indicated according to our ordinance someone cannot have more than a ten year lease without dividing off the land area being leased (Section 16.06(B)) of the Land Division Ordinance.

Ron suggested approving the conditional use permit and approve a certified survey map to create a new parcel which would be a non-confirming A-1 for the 3.1 acre parcel and a non-confirming A-1 for the remaining 31.5 acre parcel.

Supervisor Krajeck moved to refer this matter back to the Plan Commission to have them look at accepting a certified survey map for creating a new 3.1± non-confirming parcel zoned A1 from the 35.24 acre A1 parcel (6-20-311) for the purposes of constructing an electric sub-station. The remaining 31.5± acre parcel would become a non-confirming A1. Second by Chairman Schneider. Motion approved by unanimous roll call vote.

Board Action: Paul Maas, 17816 W. Evansville-Brooklyn Rd., WI 53536 requests a land division and zoning change to separate off a 1.5 acre RR parcel from the current 77 A1 parcel. Parcel is Parcel # 6-20-150. The owner requests this split for his son to build a house on. Plan Commission on January 25, 2007 recommended denial.

Motion by Supervisor Franklin to deny the request because it does not fit the current Comprehensive Plan and citizen concerns. Second by Chairman Schneider. Motion passed by 2-1 roll call vote. Chairman Schneider Y Supervisor Franklin -Y Supervisor Krajeck - abstained. Supervisor Franklin noted a lot had been previously divided.

Notice of Claim from Aloysius Dahmen & Steven Evers

The claim from Dahmen and Evers is for \$3,059 for the damage to daylilies which they said was damaged during the roadwork done on the intersection of Territorial Rd and Cemetery Rd. MSA indicated the item about the placement of the stakes is incorrect and that the stakes had been placed in the correct place.

Chairman Schneider will request the MSA documentation to determine what information and proof they have of the stakes being correct.

Territorial Rd Project Finalization

There are still items needing attention by McGuire. Supervisor Krajeck felt McGuire should finish what is in the contract and that if we run into extra interest costs for the bank loan that we should charge that back to MSA and/or McGuire. Kendall will be in contact with MSA. No action at this time. The loan has been extended to April 20, 2007.

TRIP Funding Reimbursement & Application

The township cannot apply until all costs are paid.

Ordinance modification to allow reclamation gravel pit as a conditional use under A1.

Brett Frank indicated the current Special Purpose districts were put into effect in 1997. A public hearing would be required to change the ordinance to allow a reclamation gravel pit under A1 conditional use.

Ron Combs indicated that with a legal description the parcel could have two different zoning types.

Brett will be going to see Andrew Baker (Gravel pit contact for Rock Co. Land Conservation Dept.) regarding his reclamation plan. Chairman Chairman Schneider and hopefully Plan Commission Alvin Francis will join in that meeting too.

Review A3 zoning conditional uses.

Motion by Chairman Schneider to have the Plan Commission review an ordinance modification for A3 zoning conditional uses for telephone, telegraph and electric transmission lines, buildings or structures. Second by Supervisor Krajeck. Motion approved by unanimous voice vote.

Resolution modifying fees for zoning/conditional use/land division applications

Motion by Chairman Schneider to change the application fee language for the Conditional Use Permit (Non land Division) to \$500 + actual costs incurred by Town of Union for attorney fees and engineering fees and all other costs associated with the application review and approval process; and to change the application fee language for conditional Use Permit (Land Division A1, A2, or A3) to \$750 + actual costs incurred by Town of Union for attorney fees and engineering fees and all other costs associated with the application review and approval process. Second by Supervisor Krajeck. Motion carried by unanimous voice vote.

Discussion of special meeting to address procedure concerns for modifying the Comprehensive Plan and addressing zoning/conditional use/land division applications.

A meeting will be held on February 8th with an agenda to be set by Chairman Schneider and Alvin Francis to discuss procedural items for the Plan Commission and Town Board in processing applications.

Information Sharing of New Buildings with Rock County for County Maps.

Motion by Chairman Schneider to make Supervisor Franklin the contact person and Supervisor Krajeck as the alternate for updating the county maps for buildings.

Operator's License for Red Barn & Union Tavern & Bob Hall

Chairman Schneider moved to approve operator license for Lisa Rivers and Erik Bradley at Level 8 and Bob Hall as an independent operator expiring June 30 , 2007. Second by Supervisor Krajeck. Motion approved by unanimous voice vote.

Reimbursement request for voting machine

Clerk O'Leary will be completing the request for reimbursement from the state.

Pay bills

There being no further business to come before the board, a motion was made by Supervisor Krajeck, second by Chairman Schneider to adjourn the meeting. Bills were approved for payment and the meeting was adjourned.

Linda A. O'Leary, Clerk